

MANDATORY REFERRAL REPORT NO. 10-05
Proposed Acquisition of Property at 3501 Reid Avenue for Irwin Creek Greenway

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase a vacant property located at 3501 Reid Avenue (Tax Parcel 145-179-19) in the Reid Park Neighborhood. The parcel is bounded by Irwin Creek to the south and by single family residential properties to the north, east, and west. Beyond the homes to the west lie Amay James park, recreation center, and elementary school. The subject property is zoned R-5 Residential by the City of Charlotte. Proposed acquisition of this property is part of the land assemblage for the Irwin Creek Greenway, and would serve as a component of the greenway. While no specific designs for construction have been developed yet, the road frontage has the potential for serving as a portal to the greenway (including some limited parking). The entire parcel is located within the 100-year floodplain.

PROJECT JUSTIFICATION:

The subject property is located within the Irwin Creek Greenway corridor and is a critical purchase for the future development of the greenway trail. This acquisition will also preserve floodplain along Irwin Creek.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the *Mecklenburg County Greenway Master Plan* (adopted in 1999 and updated in 2008) and with the County's policy on acquiring floodplain properties for watershed protection. The Irwin Creek Greenway is identified as a major greenway corridor and construction of this section of trail is identified in the "10-Year Action Plan" component of the Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends Greenway as the future land use. The proposal is consistent with this the adopted plan.

PROJECT IMPACT:

This acquisition project will have a positive impact by preserving floodplain, which will help enhance water quality of Irwin Creek. This property will also be integrated into the future Irwin Creek Greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has no relationship with, nor is it anticipated to impact, other public or private projects in the vicinity.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by July, 2010. Greenway construction is not currently funded and will be dependent on the passage of a future bond referendum.

JOINT USE TASK FORCE REVIEW COMMENTS:

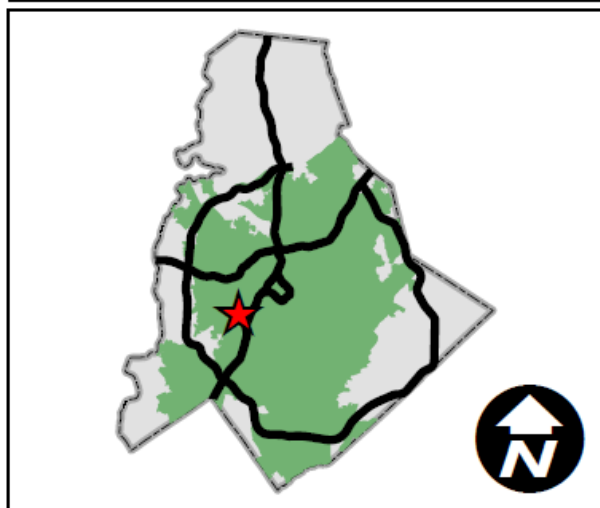
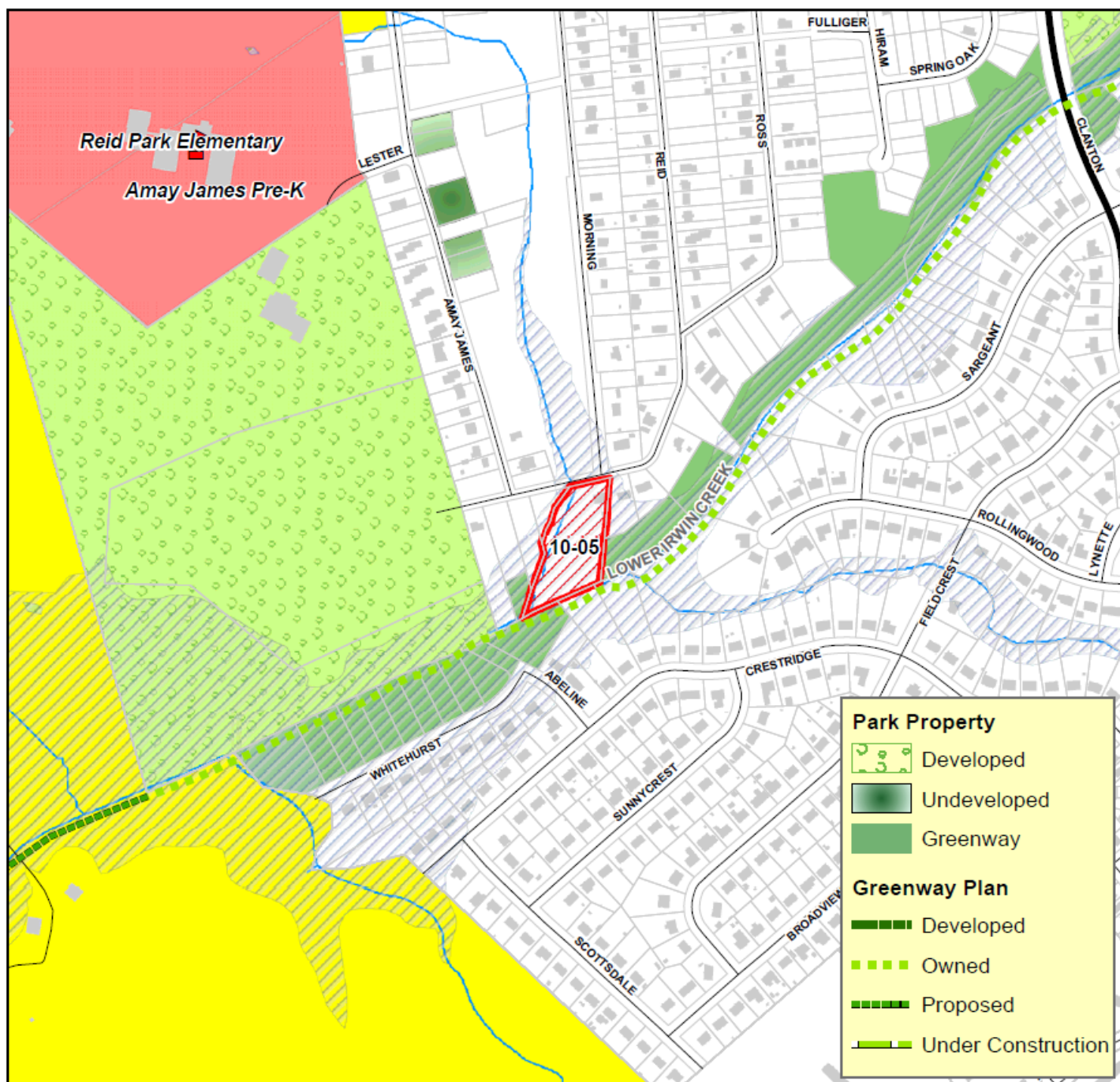
The Joint Use Task Force discussed this matter at their May 5, 2010 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning Department staff supports the recommendation to purchase the subject parcel to facilitate construction of the Irwin Creek Greenway.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 18, 2010 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 10-05

Submitted by: County Real Estate

Initiated by: Park & Recreation

- Mandatory Referral
- FEMA 100 Year Floodplain
- City Property



Produced by the Charlotte-Mecklenburg Planning Department